

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 15, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 15, 2011 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice-Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF December 8, 2011.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 8, 2011. The motion passed unanimously.

### **REAL ESTATE- UNFINISHED BUSINESS**

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 11 - 252 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA  
**Statutory Disclosure Exemptions:** 1-200(6) & 1-210(b)(7)

The Board commenced discussion of the referenced contract at 9:40 a.m. and concluded at 9:58 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session and into open session. The motion passed unanimously.

### OPEN SESSION

### **REAL ESTATE- NEW BUSINESS**

**PRB #** 11 - 259 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 17-86-22A  
**Grantee:** Brett D. Wilson  
**Property:** 16 Batt Place, Bristol

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**Project Purpose:** DOT Sale of Excess Property  
**Item Purpose:** DOT sale of approximately 0.32-acres of land improved with a 912 SF residential dwelling via public bid.

The Board discussed the DOT proposal to Quit Claim 13,806 SF improved with a 5 room ranch house for **\$58,551.01** to the Grantee. Staff reported that the property was adequately exposed to the market through the public bid process. After advertising in the Hartford Courant and New Britain Herald/Bristol Press, and following two open houses held in April 2011, a public bid was held on May 4, 2011. No minimum bid was required. The appraised value of \$87,000 was included with the bid notice. Five (5) bids were received: \$32,600, \$48,000, \$50,000, \$50,501, and the highest bid of \$58,551.01.

Ms. Goodhouse recommended approval of the sale, and believed that considering the condition of the house and the easements affecting the lot, the sale price of \$58,551.01 is reasonable. The bids received indicate that most of the value is a building lot value. Currently vacant lot sales in Bristol in the R-10 zone range from \$36,000 to \$55,000.

The 5-room ranch was constructed in 1954 and is in poor condition. The lot is subject to a 10-foot wide access easement for retaining wall maintenance purposes in favor of the State. This is located in the westerly portion of the property, and runs between Batt Place and the Route 72 non-access highway line. There is also a slope easement located along the Route 72 non-access highway line; and a 5-foot wide drainage right of way along the westerly boundary, in favor of the City of Bristol.

**PRB #** 11-260 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 50-42-13B  
**Grantee:** Mary Lee Steigler  
**Property:** Southerly side of CT Route 58 (Tunxis Hill Cutoff), Fairfield, CT

**Project Purpose:** DOT, Sale of Excess Property  
**Item Purpose:** Release of 17,536+/- sq. ft. of vacant land to Grantee as a result of a sole- abutter bid.

The Board discussed the release parcel which is .32 acres of parking lot in the DCD (designed commercial district) zone, Route 58, Fairfield. It is 10 feet in width at the east end, and 17 feet wide at the west boundary, and the parcel is approximately 840 feet long and approximately 62 parking spaces are entirely or partially within the release parcel. The configuration makes the parcel non-conforming to the zoning requirements, and DOT proposes to sell it to the sole abutter for \$375,000.

The sole abutter owns the adjacent 2.969 acres, a triangular shaped parcel at the intersection of Tunxis Hill Road and Tunxis Hill Cut Off (Route 58). All public utilities are available at the site. The use is commercial retail shopping center with a TJ Maxx department store (30,747 GSF) and LC Chen's Fine Asian Dining restaurant (3,258 GSF).

According to the appraisal report (DOT) and based on the Town of Fairfield's current zoning requirements, the abutting property lacks a sufficient number of parking spaces for the use and size of the buildings. As a consequence, DOT has leased the parcel to the abutter since 1975. The lease allowed the creation of 62 additional parking spaces to satisfy the zoning regulation. The current lease expires 2/28/2015. The annual lease rate is \$36,000. The file indicates that the lessee has been requesting to purchase the property for 23 years.

DOT commissioned two appraisals that concluded \$325,000 and \$375,000; and the non-conforming parcel was offered to the sole abutter, who agreed to pay DOT's asking price of \$375,000 plus an administrative fee of \$1,000.

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The deed reserves an easement for existing utilities. The release is also subject to a drainage right of way for the benefit of the State, and grants the State the right to inspect, maintain and rebuild the same.

After discussing the appraisal reports, the Board members requested that DOT staff attend a future meeting to present additional information on the proposed sale.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**PRB#** 11-198 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-RC-311 **Origin/Client:** DPW / CCSU  
**Contract:** BI-RC-311-ARC Commission Letter #4  
**Consultant:** ID3A, LLC  
**Property:** Central Connecticut State University, New Britain

**Project Purpose:** New Public Safety Building

**Item Purpose:** Commission Letter #4 to compensate the consultant for additional services required to re-bid the project.

Mr. Dillon reported that the project concerns the construction of a new state-of-the-art public safety communications center that will provide 24 hour monitoring of campus activities. Interior improvements include offices, record and locker rooms, short term interrogation and detention rooms and roll call room. Other improvements include, but are not limited to, a “stand alone” boiler room, a pad mounted emergency generator and surface parking.

Mr. Dillon said that DCS is seeking approval for Commission Letter #4 to modify ID3A’s contract and provide for an additional \$5,000 in consulting fees to rebid the project in September. While the overall scope and fee are acceptable, Mr. Dillon had recommended that the SPRB hold Commission Letter #4 until DCS explained why the commission had been authorized without SPRB approval.

Mr. Dillon reported that DCS provided a response explaining the status of the project and the issues that led to the authorization to re-bid the contract without the Board’s approval. Mr. Dillon noted that the Consultant has completed the work at the direction of DCS and the scope and fee of the commission letter were fair and equitable. He recommended that SPRB Approve Commission Letter #4 for ID3A, LLC in the amount of \$5,000 as compensation for services provided to rebid the CCSU Public Safety Building Project.

**PRB#** 11-255 **Transaction/Contract Type:** AE / Contract Amendment  
**Project Number:** BI-RT-841 **Origin/Client:** DCS/DOE  
**Contract:** BI-RT-841ARC  
**Consultant:** S/L/A/M Collaborative, Inc.  
**Property:** H.H. Ellis Technical High School, Danielson

**Project Purpose:** Additions and Major Renovations to H.H. Ellis Technical High School

**Item Purpose:** Contract Amendment #2 to compensate the consultant for additional design phase services, expansion of project scope, re-bidding, FF&E coordination and expanded construction administrations services.

This item was discussed at the Board’s meeting on December 5, 2011, when the Board requested that DCS justify the additional construction administration services to be provided by the Consultant.

Based on the results of a meeting held with SPRB staff, DCS has re-negotiated a lower fee for this contract with the S/L/A/M Collaborative Inc. (“SLAM”). The revised submittal that has been provided to SPRB is consistent with the Board’s original contract suspension related to concerns over increased A/E construction administration

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fees. Based on the actual construction bid costs of approximately \$47.6M, SLAM had requested an additional \$121,410 in CA related consulting fees. This request would have increased the percentage of A/E CA fees from 2.0% to 2.3% of the construction budget. The original fee of \$975,512 already exceeded the DCS Guideline rate of 1%.

In the revised Contract Amendment #2, the overall fee has been reduced from \$994,844 to \$873,434 which amounts to a savings of \$121,410 to the State of Connecticut. Mr. Dillon recommended approval of the contract amendment.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

**Meeting and mileage fee.** Mr. Norman moved and Mr. Valengavich seconded a motion to compensate Mr. Greenberg and Mr. Pepe for their meeting fee and mileage expenses incurred December 14, 2011 for site inspection in Bridgeport of PRB #11-253. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #11-198** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-198. The motion passed unanimously.

**PRB FILE #11-252 – A** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-252 - A. The motion passed unanimously.

**PRB FILE #11-255** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-255. The motion passed unanimously.

**PRB FILE #11-259** - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11-259. The motion passed unanimously.

**PRB FILE #11-260** – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #11-260 pending receipt of additional information regarding the proposed sale of the subject property. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary